



Housing Authority of the City of Alameda

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SOFT STORY STRUCTURAL ASSESSMENT GRANT FOR RENTAL UNITS PROGRAM

The Soft Story Structural Assessment Grant for Rental Units Program (Program) provides financial assistance to residential rental property owners (Owner) to assess their soft story structure without passing the costs through to tenants. At least 51% of the units in the building must be occupied by low- and moderate-income households. The Program may be subject to administrative review and revision periodically in response to updated information.

APPLICATION PROCESS

Applications are available from the Housing Authority of the City of Alameda's ("AHA") Housing & Community Development ("HCD"). The applicant must be the Owner of record at the time of submission. A property background check with no outstanding City complaints or violations against the property or the Owner is required. Tenants must submit standard information regarding household size and income. There are a limited number of grants available to offset some or all of the engineering cost required by the ordinance to a maximum of \$5,000 per property. These grants will be awarded to eligible properties on a first come/first served basis as long as funds are available.

ELIGIBLE PROPERTIES

To be eligible for the Program, the application must meet all of the criteria below:

- At least 51% (50% for duplexes) of the tenant households (units) in the structure must have incomes at or below 80% of the Median Income as established by the U.S. Department of Housing and Urban Development (HUD) for the Oakland PMSA*.
- Rents for the qualifying units (occupied by low- and moderate- income households) must be at or below the Fair Market Rents for the Oakland Metropolitan area or Alameda Housing Authority's Payment Standards*
- At least 51% of the qualifying units must be two bedrooms or larger (exception: 1 - 4 unit structures).
- Unoccupied buildings receiving assistance will make 51% of their units available to low- and moderate-income tenants upon completion.
- Applications **WILL NOT** be accepted for assessments that are underway or completed.



ELIGIBLE SERVICES

Grants up to \$5,000 each are available to offset engineering evaluation and fees required to produce a report acceptable to the Building Department for review. Participation in this Program also provides eligibility for Rental Rehabilitation Loan Program funds to assist in the cost to retrofit the structure, subject to funding availability and eligibility criteria above. Please contact AHA staff for additional information or an application.

FINANCIAL ASSISTANCE

The AHA makes direct grant to owners of up to \$5,000 per project after the report has been submitted to the City's plan check engineering staff.

For further information or an application, please call (510) 747-4341.

* Available upon request or at www.alamedahsq.org



PROVISIONS FOR PERSONS WITH DISABILITIES

If any person with an interest in participating in a Community Development Block Grant (CDBG) / HOME program is a person with a disability as defined by Section 504 of the Rehabilitation Act of 1974 and requires an accommodation to participate or take interest, a request for accommodation may be made to Lisa Fitts at (510) 747-4349 (Voice), 711 (TTY/TRS) or email lfitts@alamedahsg.org. Such request shall include a description of the accommodation sought, along with a statement of the impairment that necessitates the accommodation. Any request for accommodation shall be reviewed and a response provided within five business days of receipt of such request. Notice of any accommodation granted will be promptly provided to the requester. The CDBG/HOME Section 504 coordinator is Tonya Schuler-Cummins. A copy of the 504 grievance procedure can be found online at www.alamedahsg.org.

PROVISIONS FOR NON-ENGLISH SPEAKING RESIDENTS

The City of Alameda has a network of employees speaking some 45 languages who can act as interpreters for residents seeking information regarding CDBG/HOME programs. If notified five business days in advance, the City will arrange to have an interpreter available. Please contact Lisa Fitts at (510) 747-4349 (Voice), 711 (TTY/TRS), or lfitts@alamedahsg.org (email).

NON-DISCRIMINATION POLICY

Federal law prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, age, familial status, and disability. The California Fair Employment and Housing Act prohibits discrimination in housing on these same bases, as well as gender, gender identity, gender expression, sexual orientation, marital status, ancestry, source of income, and genetic information. The AHA will comply fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment.

